

# Valley Building Inspections Inc.

P.O. Box 14666, Scottsdale, AZ 85267

(480) 860-1100, fax (480) 860-2920

*Specialists in Pre-Purchase Real-Estate Inspections*

December 2, 2004

PROPERTY: 15451 W. XXXXXXXX Street, LOT # 478

NAME: Mark XXXXX

The following is a preliminary report of conditions noted during the visual inspection of the above property. The inspection was of Framing components and was limited to such.

The objective of the Visual Inspection is to provide the client with a better understanding of the general condition of the property or its components. The inspector will attempt to point out major problems and defects which may affect the serviceability of the surveyed components. The report, which may be oral and written, is the professional opinion of the inspector, based on the accessibility of certain fixed components surveyed.

This inspection company will not perform work on property components it inspects nor can it recommend contractors or other workman. However, this company will assist in setting guidelines for any needed repairs with any tradesman or contractors of your choice.

The following items were noted:

- Notes:
- 1) Access was impaired to several areas
  - 2) For the purposes of this report, home is **FACING NORTH**.
  - 3) Blue tape was used to tag framing items to ease with locating

- General:
- 1) Straight-edge all wall, ceiling and floor areas
  - 2) Seal all gaps at bottom plates at exterior walls

- Garage:
- 1) 2X4's not aligned at East wall
  - 2) 2X6's not aligned at West wall
  - 3) Outlet box improperly positioned at rear wall
  - 4) Rear wall bowed at water heater area

- Lower Hall:
- 1) Electrical incomplete at several areas

- Lower Bath:
- 1) 2X4's not aligned at East wall

- Laundry:
- 1) Corner not plumb near washing machine area
  - 2) Stub drain clean-out at East wall
  - 3) 2X6's not aligned at East wall
  - 4) Exhaust fan crooked at ceiling
- Kitchen:
- 1) 2X6's not aligned at East wall
  - 2) 2X4's not aligned at South wall
  - 3) Window sills uneven at South and West walls
  - 4) Condensate drain pipe damage in upper South wall and improperly positioned at lower wall at discharge. (photo pg 2)
  - 5) Caulk gap at bottom plate below West window
- Living Rm:
- 1) 2X6's not aligned at upper West wall
  - 2) Plumb and square-off lower walls at side of first step.
  - 3) 4-gang box crooked in wall at base of stairs
  - 4) 2X6's not aligned at East and West wall
  - 5) Ducting supply box separated at ceiling (photo pg 1)
  - 6) 2X4's not aligned at South wall at stairs
- Stairs:
- 1) 2 lights not properly positioned in side wall
  - 2) Plumb framing at North side of upper stairs
  - 3) Adjust framing at South side at upper stairs
  - 4) Return duct dented at upper ceiling above stairs
  - 5) Top of curved wall not level at upper stairs
- Upper Loft:
- 1) Top of short North wall too loose for proper guard rail support
  - 2) OSB flooring uneven
  - 3) Window sill uneven
  - 4) Strap bottom plate at flex duct at East wall
- Master Bdrm:
- 1) Window will very bowed
  - 2) Return duct not secured/crippled at ceiling (photo pg 2)
  - 3) Framing not aligned at header at entry
  - 4) Lock damaged at window
  - 5) 2X4's not aligned at East wall
  - 6) Trimmer / reveal uneven at window
  - 7) Flooring not level at N/E corner
  - 8) Outlet box crooked at North wall
- Master Bath:
- 1) 2X4 not secure at water closet

- 2) Blocking not aligned at entry
- 3) Framing not aligned at medicine cabinet
- 4) Window sill not level at tub
- 5) Outlet box crooked at East wall
- 6) Secure exhaust fan in ceiling
- 7) Remove wood chips against water heater vent at toilet area
- 8) Shim gaps below tub feet for proper support

- Upper N/E  
Bedroom:
- 1) Flooring very uneven at large area of floor (min. stds 3/16" over 4' allowable)
  - 2) Outlet box loose at East wall
  - 3) Blocking not aligned at East wall
  - 4) Adjust bottom plate at base of door jamb to closet
  - 5) Light box crooked in ceiling

- Upper Hall  
Bath:
- 1) Shim gaps below tub feet for proper support
  - 2) Window reveal uneven

- Upper N/W  
Bedroom:
- 1) Level flooring at entry and seams
  - 2) 2X6's not aligned at closet
  - 4) Framing not aligned at West wall at 2 areas

- EXTERIOR:
- 1) Outlet box not properly positioned at rear patio
  - 2) No strap/bracket at end of truss at ceiling at front entry
  - 3) Exhaust fan hood somewhat crooked in upper East wall
  - 4) Some wire lathing appears loose at upper West wall

Please feel free to contact me if you have any questions.

Sincerely,

Paul Staron,  
Valley Building Inspections, Inc.

Copy: Brown Family Community Homes